

## CalRHA Legislative Updates

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### **Political Update**

Republican Assemblymember Stan Ellis has been sworn in for Assembly District 32, which was Vince Fong vacant seat. Additionally, Republican Huntington Beach Councilmember, Tony Strickland, was sworn in to the Senate District 36 vacant seat of Janet Nguyen.



CA Assemblyperson  
Stan Ellis



CA Assemblyperson  
Tony Strickland

### **Legislative Update**

On March 11-12, 2025, we convened the CalRHA legislative days at the State Capitol. The days kicked off with presentations from the CA State Controller, Malia Cohen, CA State Treasurer, Fiona Ma, and the new Chair of the Senate Housing Committee, Aisha Wahab.

Then the groups met with almost 100 offices in the State Capitol in support of our sponsored bill, SB 448 (Umberg), as well as a few key pieces of legislation that we are opposing this year. Thank you to all who made the trip to Sacramento.



State Controller  
Malia Cohen

State Treasurer  
Fiona Ma

Senate Housing  
Committee Chair  
Aisha Wahab

CalRHA is sponsoring legislation to address a problem that many of our members have been facing, which deals with trespassers (e.g., Squatters) on rental property and their removal by law enforcement. SB 448 would define a squatter as somebody who unlawfully enters and remains in a residential property and, upon request, refuses to leave or falsely claims a legal right of possession. This bill would prescribe a procedure for the notice and removal of a squatter by a local law enforcement agency.



CA Senator  
Tom Umberg

The bill would authorize a property owner or their agent to serve a demand to vacate, as specified, upon a squatter. The bill would authorize the owner or agent, after service of the demand, to submit a request signed under penalty of perjury, to the local law enforcement agency with primary jurisdiction where the property is located, as specified. The bill will be heard first in the Senate Public Safety Committee and then in Senate Judiciary. We have already secured the support of many in the law enforcement community.

A few key legislative bills that have been acted on or amended so far include:

#### **AB 246 (Bryan) State of Emergency: Residential Rent Increases – County of Los Angeles.**

This bill, notwithstanding any other law, would freeze rent on any unit located in the County of Los Angeles in excess of the rental rate for the dwelling or unit charged on January 7, 2025 through March 2, 2026. The bill passed the Assembly



Isaac Bryan

Judiciary Committee and is pending a vote on the Assembly Floor. Concerns have been raised by many members of CalRHA and the author's office has indicated that they plan to amend the bill before it is taken up for a Floor vote, but it is not yet clear what amendments will be committed to.

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**AB 311 (McKinnor) Dwelling Units: Persons and Risk of Homelessness.**

The bill would also permit a tenant, with written approval of the owner or landlord, to temporarily permit the occupancy of their dwelling unit by a person who is at risk of homelessness and one or more common household pets owned or otherwise maintained by the person and increase rent, subject to state and local ordinances. CalRHA has taken a support position on this bill, which is pending a vote on the Assembly Floor.



*Tina McKinnor*

**Assembly Bill 414 (Pellerin) Residential Tenancies: Return of Security.**

This bill has been amended and would generally require a landlord to return the security by personal delivery or by check made payable to the tenant. If the landlord received the security or rental payments from the tenant electronically, the bill would instead require the tenant to return the remainder of the security electronically, as specified, unless the landlord and tenant designated another method of return, by written agreement. The bill would also instead authorize the landlord and tenant to mutually agree, as specified, to provide the itemized statement by either email to an email account provided by the tenant or mail by first-class mail, postage prepaid, to an address provided by the tenant.



*Gail Pellerin*

**AB 1414 (Ransom) Landlord-tenant: Internet Subscriptions.**

This is a newly amended/introduced bill that would prohibit a landlord from requiring a tenant to subscribe to a specific internet service provider. If the landlord violates that provision, the bill would authorize the tenant to deduct the cost of the subscription from the rent.



*Rhodesia Ransom*

The current Priority 1 Legislative Tracker is available at the back of the magazine.

The Legislative calendar for the year is as follows:

**April 11-18** –Spring Recess

**May 2nd**–Policy Committee Deadline for Fiscal Bills

**May 9th**–Policy Committee Deadline for Nonfiscal Bills

**May 23rd**–Appropriations Committee Deadline

**June 6th**–Deadline for bills to pass the Floor in their House of Origin

**June 15th**–Deadline to Pass Budget Bill

**July 18th**–Policy Committee Deadline in Second House

**July 18th**–August 15th -Summer Recess

**August 29th**–Appropriations Committee Deadline in Second House

**September 12th**–Recess Begins

**October 12th** –Last Day for the Governor to Sign or Veto Legislation

**PRESS RELEASE** February 25, 2025

SB 448, the trespassing response and remedies act would protect property owners from unlawful trespassers.

CalRHA proudly sponsors Senate Bill 448 [Umberg], a newly introduced bill that will address the rising problem of trespassers unlawfully occupying properties across the state.

These unauthorized occupants threaten property owners' rights and pose significant safety risks and financial burdens. Also referred to as the Trespassing Response and Remedies Act, SB 448 balances the need for housing providers to reclaim their rental properties quickly and efficiently while upholding vital renter protections.

For details go to:

<https://www.cal-rha.org/news/press-release-calrha-sponsors-sb448>